

5 October 2016

Southern JRPP Secretariat
C/- Lisa Foley
Lisa.Foley@planning.nsw.gov.au

Dear Lisa

Submission – DA 2016 STH019 – Distance Education Centre – 47 Agnes Avenue, Queanbeyan

Thank you for the opportunity to make a submission on the above mentioned development application. I would be pleased if you could forward the following comments onto the Panel members for their consideration when determining the application at its meeting in Queanbeyan on Tuesday 11 October 2016.

Council supports the assessment report recommendation for Deferred Commencement and the imposition of the conditions listed in the report. In particular the following matters are supported:

- The provision of on-site basement and above ground car parking plus the provision of on-street car parking bays on the west side of Agnes Avenue to accommodate the majority of the required 85 spaces indicated. The provision of only five on-site car parking spaces is likely to result in significant adverse impact to the surrounding street network and residents. In support of this point I attach the minutes of a recent Local Development Committee Meeting which raised a number of concerns about parking, traffic and pedestrian safety that would result from the proposed development, most of which could be greatly ameliorated by the provision of onsite parking. The relevant section is highlighted yellow in the attachment.
- Amending the design to include fixtures to reduce the impact of overlooking to adjoining residents south of the proposed development.
- Addressing the waste management area and waste collection issues as identified in the report.



I would also like to confirm that I would like to address the Panel at its meeting on 11 October in Queanbeyan to further support this submission.

Yours sincerely,

Tim Overall
Administrator
Queanbeyan-Palerang Regional Council

Attach.

Report of the Local Development Committee – 27 September 2016
(Ref: SF160088/01-07; Author: Wilson-Ridley)

Present: Derek Tooth (QPRC) (Chair), Kelly Cherry (RMS),
 Senior Constable Sam Morabito (NSW Police)

Also Present: Keith Davies (QPRC), Dirk Jol (QPRC), Joanne Wilson-
 Ridley (QPRC)

Apologies: Nil

The Committee met at 12.00pm.

1. Confirmation of the minutes from the meeting held on 27 April 2016

An update on the progress of items from previous meeting was provided and the committee were thanked for their feedback that assisted in achieving amendments improving traffic and safety outcomes for the discussed DAs

2. Traffic Study DA298-2016 Erection of an educational establishment (distance education facility) at Queanbeyan High School

In response to the development application for proposed erection of distance education facility at Queanbeyan High School the Committee raised the following:

1. The committee did not support the DA in the current form noting the lack of provision for on-site parking. This concern was raised given the DA location in an existing school zone, with existing school and residential parking usage and the facility generating 105 job position plus periodic traffic with onsite running of 'mini-school'. The committee requested the consideration in the DA for the provision of on-site parking.
2. Safety concerns were raised regarding the cycling strategy for the DA given that the parking needs of the DA are proposed to be met by on-street parking. A number of the proposed roads to be utilized for on-street parking have width and topographical features that when teamed with on-street cycling and school traffic, including buses, raised potential safety risks. The committee requested consideration to widening of the roads surrounding Queanbeyan High School to achieve the DA's cycling strategy
3. It was noted that future use and expansion of the facility was not addressed by the supporting DA documentation. The documentation addressed the parking needs (except for note 7 below) of the facility when

it opens but the committee identified a lack of consideration for parking should use of the facility be expanded.

4. The committee noted existing safety concerns with the school zone, especially Agnes Avenue that added concerns to the DA proposal to handle parking needs using surrounding on-street parking. Concern was particularly noted for potential enhanced congestion during school zone times.
5. The committee noted concerns that the existing school zone is used for a High School and that the DA is for an educational facility that will be used for both primary and high school needs. The use of 'mini-school' visits at the facility is noted in the DA and consideration is recommended for the DA to review the school zone for new use by primary school children.
6. Concerns were raised regarding the installation of new driveway access on Agnes Street, in conjunction to an existing driveway access, and possible safety concerns for right turn movements both exiting and entering the drive-way, with possible traffic flow impacts caused when vehicles require making a right turn movement into the site
7. The following inconsistencies with the DA supporting documentation including Transport Impact Assessment was raised by the committee:
 - In citing that the parking needs of the DA could be adequately met by surrounding on-street parking there appeared to be a lack of consideration for current parking usage on Agnes Avenue, Surveyor Street and Early Street both by residents and existing school community. These users already take up a substantial amount of the parking identified for the development
 - Capacity of Early Street to handle parking did not note the limitation of this street in regards to existing double barrier centerlines which when coupled with the street width do not allow parking
 - Capacity of Surveyor Street to handle parking is reduced 25m before Naylor Street for 250m due existing double barrier centerlines.

3. **Development Application DA71-2016 & DA90-2016 – proposed creation of the public laneway'**

In response to the request for the committee to provide comment on the proposed 'Public Laneway' the Committee advised the following:

1. The committee did not support the creation of the requested 'private laneways' into 'public laneway' in the current conditions of the DA - concerns were raised regarding:
 - Pedestrian Safety with no identifiable facilities in the public laneway for pedestrians
 - Potential for the lanes to be used as thru traffic access which is not as per the design. This concern was particularly noted with nearby development such as a school that might generate vehicle or foot traffic using the lane as alternate route or for parking during busy pick up and drop off school times.

- Safety concerns with garbage collection including pedestrian safety of residents and potential disruption to garbage collection service should vehicles park in the laneway
- Proposed lane widths permit only one-way direction traffic did raise safety concerns for vehicles in residences based towards the far end of the lane that may illegally choose to exit the lane in the wrong direction rather than drive the full length of the lane in the correct direction
- Concerns for speeding and thru traffic with the linkage of the public laneways and recommendation for a reasonable visual offset to be included in the design
- Note the need for public laneways to be accessible by emergency services vehicles and concerns the current design might not always permit this access
- Concerns that the location of the garage blocks pedestrian sight distances for vehicle traffic using the laneway

There being no further business the meeting concluded at 1.30pm